

FAMED DEAD BEATS.

Men Who Live Upon the Industry of Others.

"The fact is this city swarms with dishonest persons—whole families, I mean—who move from flat to flat without payment of rent. I am not exaggerating the least bit when I say that there are hundreds of families in this city of seeming respectability who have scarcely paid \$100 a year in rent in the last five years. And they have lived in very nice apartments, too, apartments costing anywhere from \$50 to \$150 a month."

"Why, how in the world is that managed?" I asked.

"It is very easily done," replied the real estate man, "or rather it was very easily done before we west side agents were forced last summer to combine for self-protection. But, notwithstanding all our efforts, flats are so numerous and competition among owners and agents is so brisk that there is still plenty of opportunity. After the regular spring renting season is over, say in midsummer, the owner of an apartment house with several flats vacant is, you know, willing to make concessions. These concessions are not usually in the way of a reduction of rental, but consist in giving one or two months' rent free, say until the regular fall season begins again. The man bent on beating the agent takes advantage of these conditions. He picks out two or more flats and plays the agents against each other for the best terms obtainable. He does not ask a reduction of rent, but secures just as long a protracted period rent free as possible."

"He puts on a good front, refers to several persons who know him in a social way and are free about vouching for his respectability, and takes the apartment. He asks for and gets receipts for the rent of the months he gets free and moves in, bag and baggage. All goes well until the time comes for the payment of the first month's rent. The money does not come, and the collector never finds him at home. His wife makes excuses and assures the agent that he is 'all right.'"

"So time goes on, and the next month's rent becomes due. The agent begins to get a little alarmed and writes some pressing letters. They are answered in a lofty manner, with assurances that as soon as certain expected remittances come in a check will be sent. The agent sees the tenant's preferences again, all of whom say, no doubt in good faith, that they have always found him a man of his word, and that he will undoubtedly pay up. Another month passes, and then the agent is satisfied he has a beast on his hands. He takes legal measures to dispossess him, which also requires time, and it generally happens that the beast, who has meantime made arrangements for another flat in a distant part of the town, packs up and moves off before the summons can be served. And so it goes on. Occasionally the beat gets caught for a little rear. Perhaps he fails to secure a new flat before he gets ousted from the one he is living in, and has to settle down on a hard cash basis for a month or two till he can get a fresh start."—New York Herald.

Keeping Track of Drummers.
In some houses that send out a great many drummers there are in use certain peculiar little maps pasted on the bottoms of cabinet drawers and constantly studied by the proprietors and clerks.

These maps are usually of one State at a time, and are dotted with pegs or flags of many colors. The flags are tiny bits of colored cloth, with pins to serve as staffs.

The pegs are in reality tacks, with the heads covered with colored cloth. These maps show many things to those who study them. The different colored markers often represent different drummers who are then out on the road.

As each one writes home where he has been and where he is going next, his particular peg is stuck upon the map at the places he names. The furthest peg away shows where that particular man is at any given time. Or, again, the pegs or flags may show much more than that.

They may show what towns have been canvassed, what ones are finished, what ones need a second call in the winter, and which ones have not been visited at all.—New York Sun.

Evergreens.
Few customs are so ancient as that of bedecking houses with evergreen in winter. With us it has become a Christmas custom, but it was common in many countries long before the Christian era. The Druids were great lovers of trees, and, according to Pliny, made the cutting of the mistletoe a religious ceremony; this is noted by the poet Dryden. During feudal times; in the baron's hall and in houses generally, the mistletoe became especially associated with rustic merriment. On this account, and probably also from its being identified with the heathen custom of the Druids, this plant was excluded from the evergreens used in the Christmas decorations of churches.

His Wife's Question.
A man is known by the questions he asks. And the same is true of a woman. Mr. Hayes has a mind that delights in facts. He collects them as a boy collects postage stamps. The other night he laid down his paper, was silent a moment, and then said:

"That's odd."

"What is it?" asked his wife.

"Why, here is a man who says that it would take twelve million years to pump the sea dry at the rate of a thousand gallons a second."

The wife sat thinking the matter over. Then she said:

"Where would they put all the water?"

A Mulberry's Growth.
In the year 1834 Captain A. S. Allen, then a boy on his father's farm near Zebulon, Ga., stuck a mulberry sprout in the ground. At that time the sprout was not larger than a lead pencil, and had been used by the boy as an orange stick. To-day it is a tree almost nineteen feet in circumference at a distance of two feet from the ground, and is said to be the largest mulberry tree in Georgia.

Bacon—Does that young man who is paying attention to your daughter leave at a reasonable hour at night? Egbert—Yes; I have no reason to kick.—Youkers Statesman.

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QUEER JAMAICA WAYS.

How One Woman Failed in Rome to Do as the Romans Do.

"When in Rome do as the Romans do," says the old dictum, but in these days of universal travel it is somewhat necessary to know beforehand the manners and customs of the native inhabitants of the countries that are visited.

"I have eaten with chopsticks with a mandarin's wife and daughter in China and sat cross-legged with the Persian ladies in Teheran and smoked narghiles," said an American woman who was nothing if not cosmopolitan, "but I never failed to adapt myself successfully to the customs of the country until I reached Jamaica, in the West Indies. I had letters to one of the magnates there, and upon delivering them I received a prompt invitation to breakfast and to spend the day. The hour was not mentioned, but as the people were French, I supposed, of course, it was 12 o'clock, a la fourchette, at which time I presented myself, only to find that I had been expected at 8. However, my entertainers were most hospitable and their usual frugal luncheon of cake, wine and fruit was evidently supplemented by more substantial viands for my benefit. After luncheon I was asked if I would like to take a nap. As I had just arrived, I assured my hosts that I never slept in the day time, and proceeded to make myself as agreeable as possible. My entertainers endeavored to be cheerful, but there was something in the atmosphere that made me aware that I had committed a solecism—and that I had guessed rightly was very apparent in the relieved looks of the family when I said that I thought I did feel tired and would be glad to repose myself a little. I was immediately conducted to an apartment which had evidently been arranged with the expectation that I would go regularly to bed, and, wishing me a good rest, the lady and gentleman of the house left me for the whole afternoon."

"About 5 one of the daughters came to fetch me in a fresh toilet, looking very nice and making me feel very tumbled and untidy in consequence. So, after I had been shown the gardens, which were really lovely, I began to make mes adieux. 'But I must stop to dinner,' they urged, 'they expect me.' But I thought they had had enough of me, and persisted in my refusal. I thought they parted from me rather stiffly, and, in driving over the long avenue which led up to the house, I met a number of smartly dressed people who, I afterward learned, had been invited especially to meet me. So I missed it all around and gave no end of trouble and offense, all because I did not just know Jamaica habits."—New York Tribune.

The Old Blue-Bloods.
Alphonso V. of Aragon and Naples was entitled the Magnanimous, because on more than one occasion he released prisoners taken in war, instead of putting them to death or holding them for a ransom. Charles IV. and Philippe IV. of France were each styled the Fair, the first on account of his light hair and flaxen beard; the second because of his extremely handsome personal appearance. Alphonso VIII. of Leon and Castile was styled the Noble, on account of the many exalted traits of character he possessed. Charles III. of Navarre, and Soltman, of Turkey, received the same title. Frederick III. of Germany was styled the Pacific, on account of his dislike to resort to war as a means of settling international differences. Agostolus of Sparta was known in his time as the Lame, on account of a slight physical deformity. For the same cause Albert II. of Austria, Charles II. of Naples, Heinrich II. of Germany, received a similar designation.

A True Story.
"Mamma, do you like stories?"
"I like true ones, my child."
"Shall I tell you a true one?"
"Yes."
"But you might not like it."
"Oh, yes, I should if you told it."
"But it is quite short. Well, once upon a time there was a water bottle."
"Yes; go on."
"And yesterday I broke it; but I'll never, ooh! ooh! do it again."—Boston Traveler.

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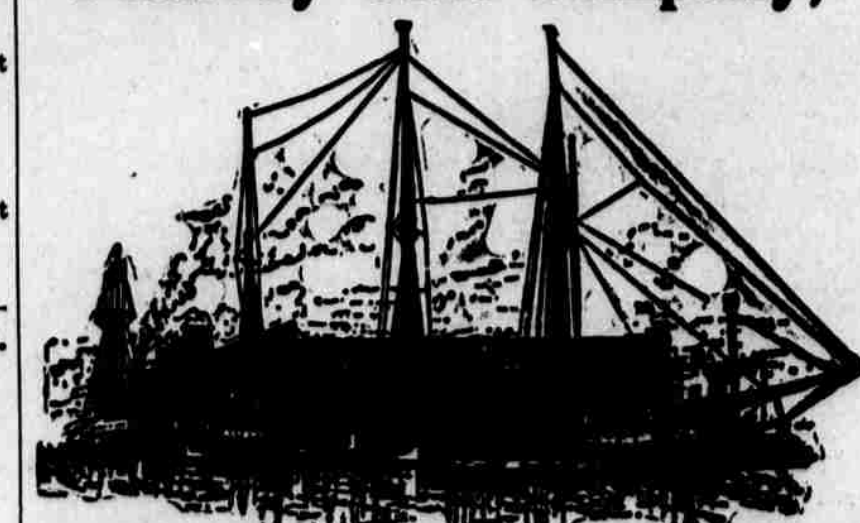
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